



TOWN OF UNDERHILL

Development Review Board

KEITH & TARA CARTER
PRELIMINARY & FINAL SUBDIVISION REVIEW
Docket #: DRB-19-09

Applicant(s):	Keith & Tara Carter
Consultant(s):	Carroll Peters (Valley Land Services)
Property Location:	39 Hobart Hill Road, Underhill, VT 05489
Acreage:	±60.41 Acres
Zoning District(s):	Rural Residential and Soil & Water Conservation

Project Proposal:	Preliminary Subdivision Review of Keith & Tara Cater for a proposed 2-Lot Subdivision of property located at the aforementioned address. The Applicants have requested that the lot remaining as vacant lands be considered a “wood lot” in order to forgo a more in-depth review process.
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2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.4 – Rural Residential (pg. 15)
 - Article II, Table 2.7 – Soil & Water Conservation District (pg. 24)
 - Article III, Section 3.2 – Access (pg. 30)
 - Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
 - Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
 - Article III, Section 3.17 – Source Protection Areas (pg. 55)
 - Article III, Section 3.18 – Steep Slopes (pg. 56)
 - Article III, Section 3.19 – Surface Waters & Wetlands (pg. 63)
 - Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 68)
 - Article VI – Flood Hazard Area Review (pg. 127)
 - Article VII, Section 7.2 – Applicability (pg. 139)
 - Article VII, Section 7.3 – Sketch Plan Review (pg. 141)
 - Article VII, Section 7.5 – Preliminary Subdivision Review (pg. 144)
 - Article VII, Section 7.6 – Final Subdivision Review (pg. 146)
 - Article VIII – Subdivision Standards (pg. 150)
 - Appendix A – Underhill Road, Driveway & Trail Ordinance
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CONTENTS:

- a. Exhibit A - Carter Preliminary & Final Subdivision Review Staff Report
- b. Exhibit B - Carter (HB039) Preliminary & Final Subdivision Review Hearing Procedures
- c. *[Reserved]* Exhibit C - Application for Subdivision

- d. Exhibit D - Access Permit Application # A-19-09
- e. Exhibit E - Correspondence from Carroll Peters
- f. Exhibit F - Project Narrative
- g. Exhibit G - BFP Notice
- h. Exhibit H - Certificate of Service
- i. Exhibit I - Sketch Plan Review Letter
- j. Exhibit J - MMU Ability to Serve Letter
- k. Exhibit K - Proposed Subdivision Plan
- l. Exhibit L - Deed (1 of 3)
- m. Exhibit M - Deed (2 of 3)
- n. Exhibit N - Deed (3 of 3)
- o. Exhibit O - Survey Showing Right-of-Way
- p. Exhibit P - Survey of Previous Subdivision

COMMENTS/QUESTIONS

UNIFIED LAND USE & DEVELOPMENT REGULATIONS

1. **SECTION 3.2 – ACCESS:** Both lots will fail to satisfy the frontage requirement; however, the frontage requirement can be waived in accordance with §§ 3.7.E.1 & 8.6.A.2 since Hobart Hill Road only serves three lots.
2. **SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS:** The Applicants have been informed that they will need additional approved to further develop the lot in the future.
3. **SECTION 8.8 – LEGAL REQUIREMENTS:** The Applicants have not submitted a draft Road Maintenance Agreement or draft deeds for the proposed lots.
4. **SECTION 8.8 – LEGAL REQUIREMENTS:** The Board should assess if requiring a Road Maintenance Agreement is an appropriate condition of approval should the Applicants fail to submit one prior to the hearing.

APPENDIX A – ROAD ORDINANCE

5. **SECTION 4.C.2 – DEVELOPMENT ROAD & DRIVEWAY STANDARDS, TOPOGRAPHY:** Board should determine if any upgrades to the existing driveway are necessary to satisfy the requirements of this Section.
6. **SECTION 4.C.10 – DEVELOPMENT ROAD & DRIVEWAY STANDARDS, STREAM CROSSING:** The Board should determine if any upgrades relating to stream crossings are required.
7. **SECTION 4.C.11 – DEVELOPMENT ROAD & DRIVEWAY STANDARDS, BRIDGES:** Board should determine if any upgrades relating to stream crossings/bridges are required.
8. **SECTION 4.C.12 – DEVELOPMENT ROAD & DRIVEWAY STANDARDS, DESIGN:** the Board should determine if the Applicants shall installed a 12.5 ft. by 45 ft. pull-off area.
9. **SECTION 5.A.1 – SPECIFIC PROVISIONS: DRIVEWAYS & DEVELOPMENT ROADS, DRIVEWAYS:** The Board should determine if the Applicants should upgrade the driveway to AOT B-71 Standards should the shared driveway and driveway serving the single-family dwelling do not already satisfy the AOT B-71 standards.

STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS



	Rural Residential	Soil & Water Conservation	Proposed Lot 1A (SFD)	Proposed Lot 1B
Lot Size:	3.0 Acres	15.0 Acres	±28.05 Acres	±32.36 Acres
Frontage:	250 ft.	400 ft.	§ 8.6.A.2	§ 8.6.A.2
Setbacks:				
• Front West	30 ft.	30 ft.	±406 ft.	To Remain As A “Wood Lot”
• Side 1 North	50 ft.	75 ft.	±736 ft.	
• Side 2 South	50 ft.	75 ft.	±176 ft.	
• Rear East	50 ft.	75 ft.	±174 ft.	
Max. Building Coverage:	25%	7%	Assumed Met	Development Review Deferred
Max. Lot Coverage:	50%	10%	Assumed Met	
Maximum Height:	35 ft.	35 ft.	Assumed Met	

TABLE 2.4 – RURAL RESIDENTIAL**PG. 15**

Purpose Statement: Accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

- The proposed subdivision will subdivide a ±60 Acre lot into two lots, which better conforms with medium density development.
- Both lots will be accessed from Hobart Hill Road, a private road that connects to Route 15 in Westford, Vermont.
- The existing single-family dwelling will remain on one of the proposed lots while the other lot will remain vacant – as a “wood lot.”

TABLE 2.7 – SOIL & WATER CONSERVATION**PG. 24**

Purpose Statement: This district includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of this district is to protect Underhill’s more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation, and compatible development.

- The proposed subdivision will subdivide a ±60 Acre lot into two lots.
- Since the Applicant(s) are proposing Lot 1B to be a “wood lot,” which contains the Soil & Water Conservation District, no immediate impact will occur to the land within this district at this time.

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS**PG. 30**

- The intended property line is more or less an extension of the existing right-of-way directly across the property.
 - The intended access point (curb cut) to the “wood lot” is expected to be immediately at the property line where Hobart Hill Road meets the property at the Westford/Underhill Townline.
- An access permit application has been submitted ensuring that the proposed vacant lot (“wood lot”) will have access in the future.
- Both lots fail to satisfy the frontage requirement; however, the frontage requirement can be waived in accordance with §§ 3.7.E.1 & 8.6.A.2 since Hobart Hill Road will only serve three lots.
- Both lots will have access via Hobart Hill Road, a private road with access to Vermont Route 15 in Westford, Vermont.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS**PG. 38**

- One principal use/structure is anticipated for Lot 1A – a single-family dwelling
- Lot 1B is intended to remain vacant – a “wood lot.”
 - Additional review is required to further develop the lot in the future.
- Both lots will fail to satisfy the frontage requirements of both zoning districts: the Rural Residential and Soil & Water Conservation Districts.
 - A frontage waiver for both lots is required, which is allowed in accordance with §§ 3.7.E.1 & 8.6.A.2 since both lots will be accessed via a Shared Driveway serving three (3) lots.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

PG. 44

- The lot retaining the house presumably satisfies the parking requirement for a single-family dwelling – 2 parking spaces per dwelling.
- No parking requirement is provided in the ULUDR for a lot being retained as a “wood lot.”

SECTION 3.17 – SOURCE PROTECTION AREAS

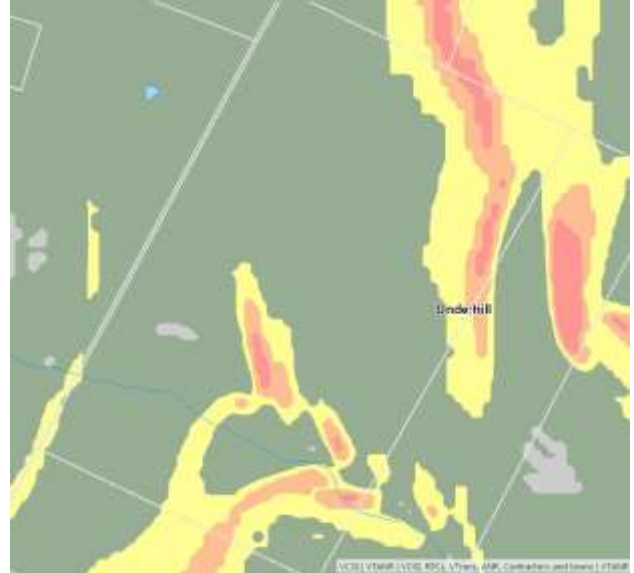
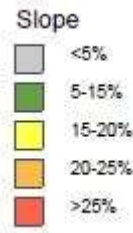
PG. 55

- The subject lot is not located within a Source Protection Area.

SECTION 3.18 – STEEP SLOPES

PG. 56

- Areas of steep slopes (15-25%) and very steep slopes exist on the existing lot (see directly to the right).
 - The existing house appears to be in an area of Steep Slopes (15-25%).
- While the second, vacant lot will remain as a “wood lot,” thereby deferring development at this time, there are areas on that lot that are outside of these steep slopes and very steep slopes, allowing for future development.



SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 63

- An unnamed stream bisects the southern portion of the lot retaining the single-family dwelling (Lot 1A) in an east to west direction (see directly to the right) – 25 ft. Setback Requirement.
- No other surface waters are located on the existing property (see directly to the right).
- No Class II Wetlands have been identified on the existing property (see directly to the right).



SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 68

- No development is proposed for Lot 1B at this time, and is to remain a “wood lot;” therefore, the obtainment of a Wastewater System & Potable Water Supply Permit does not appear to be required at this time.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas were depicted on the existing lot according to the ANR Website; therefore, review of this section is not required.

ARTICLE VII – SUBDIVISION REVIEW

SECTION 7.2 – APPLICABILITY

PG. 139

- A two (2) lot subdivision that meets the requirements of Section 7.2.E.1.a is proposed.
- The Board voted to waive preliminary subdivision review during their sketch plan review meeting.
- The Board classified the project as a minor subdivision during their sketch plan review meeting, and memorialized that decision in the Sketch Plan Review Letter (see Exhibit I).

SECTION 7.3 – SKETCH PLAN REVIEW

PG. 141

- The Board accepted the proposed subdivision during the Sketch Plan Review meeting on August 19, 2019, noting the following items to be address:
 1. Note the Board will retain continuing jurisdiction over the new lot and will require conformance to the regulations in effect at the time of proposed development, and there is no guarantee that the proposed development may be approved by a subsequent Board.
 - *No action required.*
 2. The survey plat prepared by a licensed surveyor shall depict all easements and/or rights-of-way that are located on the existing parcel of land to be subdivided, including easements for potential utilities.
 - *Completed, see Survey (Exhibit K).*
 3. The Board will retain jurisdiction over the new lot and shall require the applicant or lot owner of lot #2 to submit engineering drawings for the Board to review and approve prior to the issuance of any building permit. The engineering drawings shall be in conformance with the application requirements in the *Underhill Unified Land Use & Development Regulations* in effect at the time of proposed development, including but not limited to the following:
 - a. A Preliminary Subdivision Findings Checklist and a Final Subdivision Findings Checklist shall be submitted in accordance with the criteria listed in § 7.5 & § 7.6 of the *Underhill Unified Land Use & Development Regulations*.
 - b. Areas of steep slopes, flood hazards, stream water setbacks, septic setbacks, and well shields, isolation distances.
 - *No development proposed at this time; therefore, no action is required.*
 4. Should you pursue engineering drawings as part of this review process, the Board requests that those drawings be submitted as part of final subdivision review application, and meet the requirements under condition 3 above.
 - *No development proposed at this time; therefore, no action is required.*

5. The applicant shall consider all components of the Article VIII Subdivision Standards, and submit a project narrative outlining the property's history, references to book and page numbers, as well as provide comments on any related issues pertaining to the aforementioned Article VIII Subdivision Standards. This narrative shall substitute for the previously distributed Preliminary Subdivision Findings Checklist per § 7.5 of the *Underhill Unified Land Use & Development Regulations* that used to be required (see enclosed example);
 - *Completed, see Project Narrative (Exhibit F).*
6. A Final Subdivision Application shall be submitted in accordance with the criteria listed above and on the accompanying checklist.
 - *Completed, see Application (Exhibit C).*
7. Draft deeds referencing any applicable easements or road maintenance agreements;
 - *Not yet submitted.*
8. A draft road maintenance agreement;
 - *Not yet submitted.*
9. An access permit application for the proposed curb cut to access the "wood lot;" and
 - *Submitted, see Access Permit Application (Exhibit D).*
10. The scheduling of a site visit prior to the final subdivision review hearing.
 - *Scheduled site visit for 5:45 PM on Monday, October 7, 2019.*

SECTION 7.5 – PRELIMINARY SUBDIVISION REVIEW

PG. 144

- The Board waived preliminary subdivision review (see Exhibit I).
- Staff has advised the Applicants to forgo the findings checklist for Preliminary Subdivision Review.

SECTION 7.6 – FINAL SUBDIVISION REVIEW

PG. 146

- The Applicants submitted the necessary materials to make a decision pertaining to the Final Subdivision Review application.

ARTICLE VIII – SUBDIVISION STANDARDS

SECTION 8.1 – APPLICABILITY

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

PG. 150

- Technical review does not appear to be necessary.

SECTION 8.1.C – FINDINGS OF FACT

PG. 150

- Staff advised the Applicants to submit a project narrative (see Exhibit F) in place of the Findings of Facts.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 150

- The Applicants have not requested any additional modifications or waivers other than the frontage requirement waiver for both lots (in accordance with §§ 3.7.E.1 & 8.6.A.2).
 - Both proposed lots will be accessed by a shared driveway which will serve three lots: both proposed lots and 40 Hobart Hill Road (Section 8.6.A.2.a).
- Preliminary subdivision review was waived during the Sketch Plan Review meeting (see Exhibit I).

SECTION 8.2 – GENERAL STANDARDS

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 151

- No unforeseen undue adverse impacts to the public health, safety or the character of the area are anticipated.
- The Applicants have not expressed any intention of setting aside land as open space that would be excluded from subsequent development lands that periodically flood, have poor drainage, contain very steep slopes (>25%), or have other known hazards, or that is otherwise not suitable to support structures or infrastructure.

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 151

- The proposed subdivision meets the density requirements of this Section.

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 151

- The proposed subdivision does not appear to be adverse to any of the existing site features or natural resources listed in this subsection.
- The Board will need to assess this subsection once the Applicants or their successors submit an application to further develop the vacant lot (“wood lot”).

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 152

- The proposed project appears to conform to the *Underhill Town Plan* and the *Underhill Unified Land Use & Development Regulations*.

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 152

Rural Districts. Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and configured to reinforce the rural character and historic working landscape of these districts, characterized by forested hillsides and hilltops, open fields, and moderate to low densities of residential development interspersed with large contiguous tracts of undeveloped land. Lots shall be configured to maintain contiguous tracts of open land between adjoining parcels.

Soil & Water Conservation District. Subdivisions within the Soil & Water Conservation Districts shall be designed and configured to avoid undue adverse impacts to existing forest resources and environmental sensitive upland areas, including watersheds and significant wildlife habitat and travel corridors, and to maintain traditional land uses including forestry and outdoor recreation. To the extent physically feasible, fragmentation of productive forest lands and significant wildlife habitat shall be avoided, and lots shall be configured to maintain contiguous tracts to open land between adjoining parcels. Lots created for the purpose of constructing dwellings or other structures in this district

- The proposed project appears to conform with the Rural Districts settlement patterns outlined in Section 8.2.E.1 (see directly to the left).
- The proposed lot that will contain an area of the Soil & Water Conservation District is the proposed lot that will remain vacant (a “wood lot”) – Lot 1B, and therefore, no adverse impact to this district is expected – at least at this time.
 - Additionally, the area of land contained in the Soil & Water Conservation District is largely comprised of steep slopes (15%-25%) & very steep slopes (>25%).

shall not result in the development of environmentally sensitive areas identified in the town plan or through site investigation, as specified in Section 8.3.

SECTION 8.2.F – LAYOUT

PG. 153

- The proposed subdivision conforms with the requirements of this section.
- The proposed layout of the subdivision is configured in a way that would allow for subsequent subdivisions should the landowners, or their successors, choose to subdivide.

SECTION 8.2.G – BUILDING ENVELOPES

PG. 153

- The Applicants have not identified a proposed building envelope, as the Applicants are not proposing any development for the proposed vacant lot (“wood lot”) – Lot 1B – at this time.

SECTION 8.2.H – SURVEY MONUMENTS

PG. 153

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING

PG. 153

- No findings.

SECTION 8.2.J – ENERGY CONSERVATION

PG. 154

- No findings.

SECTION 8.3 – NATURAL CULTURAL RESOURCES

SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION

PG. 154

- No information pertaining to, nor has any identification relating to, significant cultural and natural features necessitating protection has been submitted for consideration.

SECTION 8.3.B – SURFACE WATERS, WETLANDS & FLOODPLAINS

PG. 155

- See Section 3.19 and Article VI above for more information.

SECTION 8.3.C – ROCK OUTCROPS, STEEP SLOPES, HILLSIDES & RIDGELINES

PG. 155

- See Section 3.18 above for more information.

SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT

PG. 156

- A priority level 4 habitat block is located on the existing lot (see directly to the right on the next page).
- Proposed development on the proposed vacant lot (“wood lot”) – Lot 1B – is not anticipated at this time.
 - If the proposed vacant lot (“wood lot”) is to be developed in the future, it will inevitably impact the existing habitat block.
- No Deer Wintering Yards have been identified on the lot.
- The ANR Biofinder has also identified the following priority characteristics:

- Riparian Wildlife Connectivity (encompassing the unnamed stream);
- Highest Priority Surface Water and Riparian Areas (encompassing the unnamed stream);
- Priority Interior Forest Blocks (same area as the identified Forest Blocks to the right);
- Highest Priority Connectivity Blocks (same area as the identified Forest Blocks to the right); and
- Representative Physical Landscapes; (same area as the identified Forest Blocks to the right).



SECTION 8.3.E – HISTORIC & CULTURAL RESOURCES

PG. 157

- Staff is unaware of any historic and cultural resources located on the existing lot.

SECTION 8.3.F – FARMLAND

PG. 157

- No areas of prime agricultural soils have been identified on the property.

SECTION 8.3.G – FORESTLAND

PG. 158

- The proposed property line will bisect an area of forest, which comprises almost the entire property.
- Should the vacant lot (“wood lot”) – Lot 1B – be developed in the future, the clearing of forest will be inevitable.

SECTION 8.4 – OPEN SPACE & COMMON LAND

SECTION 8.4.A – OPEN SPACE

PG. 159

- The Applicants are not proposing to designate any land as open space.

SECTION 8.4.B – COMMON LAND

PG. 160

- The Applicants are not proposing to designate any land as common land.

SECTION 8.4.C – LEGAL REQUIREMENTS

PG. 160

- No findings.

SECTION 8.5 – STORMWATER MANAGEMENT EROSION CONTROL

PG. 160

- Since the Applicants are proposing to retain Lot 1B as a vacant lot (“wood lot”), no proposed development is anticipated at this time.
- Normally, Staff recommends that the Board require as a condition of approval that the Applicant adheres to this Section, as well as conform to the guidelines set out in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control.

SECTION 8.6 – TRANSPORTATION FACILITIES

SECTION 8.6.A – ACCESS & DRIVEWAY

PG. 162

- Both lots will be served by their own driveways, which will access a shared driveway from where Hobart Hill Road meets the property at the Westford/Underhill Townline.
- Only the requirements from Sections 3.2 & 8.6.A apply (see above for more information as it relates to the *Underhill Unified Land Use & Development Regulations*). See Appendix A below for more information as it relates to the *Underhill Road, Driveway & Trail Ordinance*.

SECTION 8.6.B – DEVELOPMENT ROADS

PG. 164

- This subsection does not apply.

SECTION 8.6.C – PARKING FACILITIES

PG. 167

- This subsection does not apply.

SECTION 8.6.D – TRANSIT FACILITIES

PG. 167

- This subsection does not apply.

SECTION 8.6.E – PEDESTRIAN ACCESS

PG. 167

- This subsection does not apply.

SECTION 8.7 – PUBLIC FACILITIES & UTILITIES

SECTION 8.7.A – PUBLIC FACILITIES

PG. 168

- An undue burden on existing and/or planned public facilities is not anticipated (see Exhibit J).

SECTION 8.7.B – FIRE PROTECTION

PG. 168

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department were not solicited at this time since no modifications to Hobart Hill Road (the shared driveway) are proposed.
 - Staff recommends that comments be solicited from the Fire Department at the time development is proposed Lot 1B, which will allow for a more thorough review of the then intended driveway.

SECTION 8.7.C – WATER SYSTEMS

PG. 168

- See Section 3.23 Above.

SECTION 8.7.D – WASTEWATER SYSTEMS

PG. 169

- See Section 3.23 Above.

SECTION 8.7.D – UTILITIES

PG. 169

- No findings.

SECTION 8.8 – LEGAL REQUIREMENTS

PG. 170

- The Applicants have submitted existing deeds and surveys relating to the existing lot.
- At this time, the Applicants have not submitted a draft Road Maintenance Agreement or draft deeds for the proposed lots.
 - The Board should assess if requiring a Road Maintenance Agreement is an appropriate condition of approval should the Applicants fail to submit one prior to the hearing.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

SECTION 4 – GENERAL PROVISIONS RELATING TO ACCESSWAYS

SECTION 4.B – REASONABLE ACCESS

PG. 8

- The proposed location of the curb cut appears to satisfy the standards of this section.

SECTION 4.C – DEVELOPMENT ROAD & DRIVEWAY STANDARDS

PG. 8

- | | |
|--|--|
| <ul style="list-style-type: none">• <i>GRADES</i>• <i>TOPOGRAPHY</i>• <i>RADII</i>• <i>CURBS</i>• <i>GEOTEXTILES</i>• <i>DRAINAGE</i>• <i>SLOPES, BANKS & DITCHES</i>• <i>WET AREAS</i>• <i>CULVERS</i>• <i>STREAM CROSSINGS</i>• <i>BRIDGES</i>• <i>DESIGN</i>• <i>GENERAL COMMENTS</i> | <ul style="list-style-type: none">• At this time, the Applicants, are not proposing a driveway layout, and therefore, there are no grades to assess.• Only the curb cut is proposed at this time.• The existing driveway traverses a steep slope, according to the ANR Atlas (see above).• The existing driveway crosses an unnamed stream (see above).• No impact to wetlands or prime agricultural soils appear to exist.• The Board should determine if any upgrades to the existing driveway are necessary to satisfy the requirements of this Section.• At this time, the Applicants, are not proposing a driveway layout, and therefore, there are no radii to assess.• Does not apply.• No findings.• Upon submitting an application to the Board for development at a later time, the then Applicants shall ensure that no drainage will negatively affect adjacent landowners.• Upon submitting an application for development at a later time, the then Applicants shall ensure that ditches will be provided where necessary to prevent infiltration of water into the gravel subbase, and to conduct storm drainage to waterways and absorption areas.• Upon submitting an application for development at a later time, the then Applicants shall ensure conformance with this section at that time.• Upon submitting an application for development at a later time, comments will then be requested from the Road Foreman regarding culverts.• The existing driveway currently crosses an unnamed stream.• The Board should determine if any upgrades relating to stream crossings are required, which may or may not require additional permitting from the Agency of Natural Resources and the Army Corps of Engineers.• The existing driveway currently crosses an unnamed stream.• The Board should determine if any upgrades relating to stream crossings/bridges are required.• The existing shared driveway exceeds 500 ft. in length, and therefore the Board should determine if the Applicants shall installed a 12.5 ft. by 45 ft. pull-off area.• None |
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SECTION 5 – SPECIFIC PROVISIONS: DRIVEWAYS & DEVELOPMENT ROADS

SECTION 5.A - DRIVEWAYS

PG. 11

- | | |
|--|--|
| <ol style="list-style-type: none">1. <i>CONSTRUCTION & DESIGN REQUIREMENTS</i> | <ul style="list-style-type: none">• The Board should determine if the Applicants should upgrade the driveway to AOT B-71 |
|--|--|

Standards should the shared driveway and driveway serving the single-family dwelling do not already satisfy the AOT B-71 standards.

2. *LOCATION*

- One curb cut serving Lot 1B, immediately at the Townline, is proposed.
- The existing single-family dwelling is currently served by a shared driveway.

3. *WIDTHS*

- At this time, the Applicants, are not proposing a driveway layout, and therefore, there are no driveway widths to assess.

4. *NONCONFORMING LOTS*

- Does not apply.